



**Gordon Hill, Enfield, EN2 0QP**

**welcome to**  
**Gordon Hill, Enfield**

Barnfields are delighted to offer for sale this magnificent three bedroom end of terrace house, in a sought after location close to Gordon Hill Station (Moorgate Line) and local shops on Chase Side.

The property has been thoroughly remodelled and refurbished throughout by the current vendors and must be viewed to be fully appreciated.



### Front Door

Double glazed composite front door opens to:-

### Hallway

Chevron engineered wood flooring, radiator.

### Front Reception Room

13' 9" at widest x 9' 6" at widest ( 4.19m at widest x 2.90m at widest )

Engineered wood flooring, column radiator, cast iron fireplace with wooden surround, double glazed sash windows to front with fitted shutters, spotlights.

### Rear Reception / Dining Room

13' 4" at widest x 12' 11" at widest ( 4.06m at widest x 3.94m at widest )

Continued chevron engineered wood flooring, understairs cupboard, column radiator, fireplace recess, spotlights, open to:-

### Kitchen

13' at widest x 12' 8" at widest ( 3.96m at widest x 3.86m at widest )

Newly fitted white wall and base units with toning Quartz worktops and matching island with induction hob and extractor above, built-in fridge/freezer, washing machine and dishwasher, attractive marble splashback, built-in double oven, large double glazed picture window overlooking garden, spotlights, vertical column radiator, skylight, chevron engineered wood flooring open to:-

### Family Room

19' 2" at widest x 9' 3" at widest ( 5.84m at widest x 2.82m at widest )

Double glazed bi-fold doors to garden, spotlights, continued chevron engineered wood flooring.

### First Floor

### Landing

Fitted carpet.

### Bedroom Two

12' 11" at widest x 12' at widest ( 3.94m at widest x 3.66m at widest )

Run of fitted wardrobes, double glazed sash window to front, column radiator, stripped wood flooring.

### Bedroom Three

13' 6" x 7' 9" ( 4.11m x 2.36m )

Stripped wood flooring, double glazed window to rear, radiator, picture rails.

### Bathroom

Freestanding bath with tap and shower attachment, large step-in shower unit, wall mounted hand basin, WC with concealed cistern, part tiled walls and fully tiled floor, storage cupboard housing the boiler, double glazed window to rear, heated towel rail, spotlights.

### Top / Second Floor

### Bedroom One

19' 5" at widest x 11' 3" at widest ( 5.92m at widest x 3.43m at widest )

Fitted carpet, radiator, two Velux windows to front, double glazed window to rear, spotlights, door to:-

### En-Suite

Corner shower unit, low level WC, pedestal wash hand basin, fully tiled walls and floor, double glazed window to rear, chrome heated towel rail.

### Outside

### Rear Garden

A Southerly facing rear garden with patio areas to front and rear, rest laid to lawn with rear gate (access via Tippetts Close behind).

### Front Driveway

Shingle driveway for one car with EV charging point and tessellated tiled pathway.



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welcome to

## Gordon Hill, Enfield

- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- South Facing Garden
- Off-Street Parking

Tenure: Freehold EPC Rating: E

**£650,000**



Please note the marker reflects the postcode not the actual property

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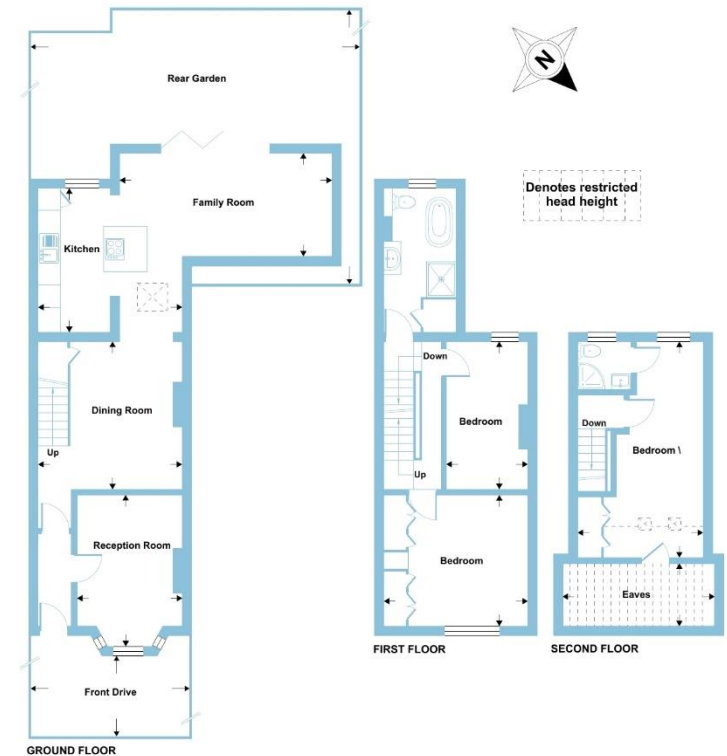
Property Ref:  
ENF104256 - 0002

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## Gordon Hill, Enfield, EN2

Approximate Area = 1286 sq ft / 119.4 sq m  
Limited Use Area(s) = 109 sq ft / 10.1 sq m  
Total = 1395 sq ft / 129.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1094005



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